

Short-Term / Vacation Rentals

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Shared Economy

What is it?

A Peer-To-Peer economic system where providing or **sharing** access to goods and services is facilitated by a community

Example: Uber / Lyft

What it isn't?

Out of town / out of state investors who are not sharing their home, but rather renting a commercial space to consumers.



Zoning & Property Types

- Traditional lodging establishments are required to follow municipal zoning laws. STRs provide the same service as these establishments, but have circumvented these processes.
- Single family residential homes are allowed in these zones (neighborhoods), not commercial businesses.



Safety Regulations & Property Administration

Residential vs Commercial Safety Regulations

- Fire Codes & Building Codes

Property Managers

- Normally do not live on site and therefor are not available to address issues as they arise.



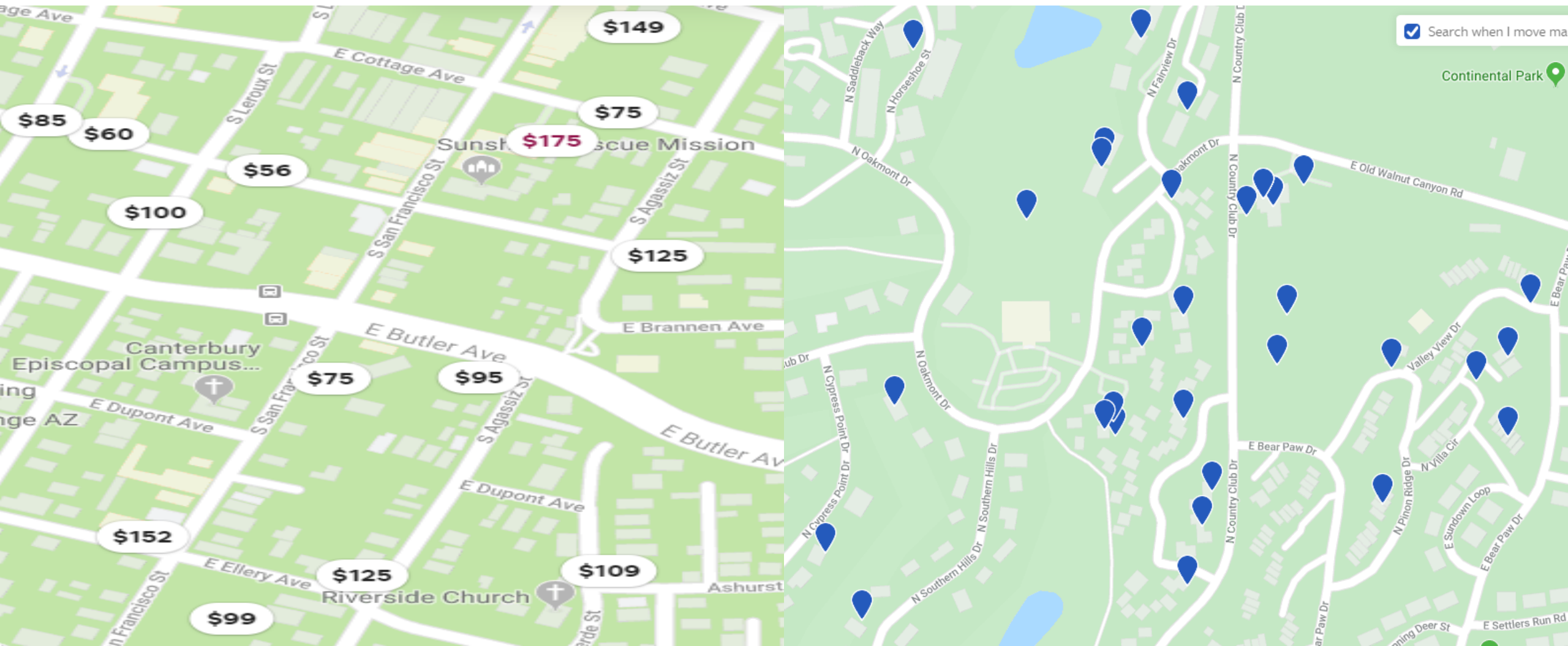
Available Housing Stock

- The shared housing market has transformed from the sharing of ones home, to investor driven acquisition of residential property for exclusive use of vacation rentals.
- This is destroying the available housing stock in our community. Full time residents and workers will struggle to find a place to rent, let alone buy.





Neighborhood Clustering - Segments of Southside & Continental



Taxation & Equity

- STRs should be taxed at the commercial property rate as they are operating in the same fashion as other hotels/motels.
- This is another example of unfair competition that furthers inequity within the transient lodging industry.



Proposed Solutions – GAMA Resolution

- Include a provision in A.R.S. § 9-500.39 that allows “vacation rentals” or “short term rentals” to be regulated in the same manner as all transient lodging activities as described in A.R.S. § 42-5070.
- Amend A.R.S. § 9-1301(10) to specify that the definition of “residential rental dwelling unit” does not include “vacation rentals” or “short term rentals.”



Questions?

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